

May 18, 2004 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

04PR0331

**13800 Hull Street Associates, LLC
(Bank of Richmond, Phase 2)**

**Clover Hill Magisterial District
Hull Street Road west of Deer Run**

REQUEST: Site Plan Approval.

The applicant is requesting Planning Commission approval of a site plan as required by zoning Case 03SN0243.

RECOMMENDATION

Staff recommends approval subject to the following condition:

CONDITION

Prior to final administrative site plan approval, the following site plan review comments shall be satisfactorily addressed.

REVIEW COMMENTS

1. Show the County Project Number 04-0143 on the lower right hand corner of each sheet. (U)
2. Show manhole numbers for all the existing manholes. For manhole #4, show the proposed manhole top proposed under County Project Number 02-0356. (U)
3. Show all of the existing sewer line easement on the plan. (U)
4. Show the existing sewer lateral for CVS at manhole #4. (U)

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5. It is the responsibility of the applicant to comply with and/or acquire all applicable federal and/or state permits in relationship to environmental features including but not limited to "wetlands, surface waters (e.g. VPDES permit for construction sites of one (1) acre or more, ground water and air quality". Final approval of these plans will not relieve you of your responsibility. Wetlands documentation must be received by this department prior to issuance of the land disturbance permit. (EE)
6. The access road on the Phase 2 plans does not match the access road on the Phase 1 plans in the vicinity of the Bank of Richmond/CVS property line. Clarify (this condition). (EE)
7. Delineate the drainage area for Structure 2. (EE)
8. Provide drop inlet calculations for Structure 2 on standard VDOT calculation sheets. (EE)
9. All existing and proposed drainage easements must be shown. Address for Structures 1 and 2. (EE)
10. The construction entrance must be graphically shown on the plans and constructed as wide as the proposed permanent entrance. (EE)
11. A minimum ten (10) foot break must be provided in the low area of the silt fence. The break must be backfilled with stone to within one (1) foot of the top of the silt fence to serve as an overflow. A detail must be shown. (EE)
12. Specify the amount of new impervious area on sheet C2. (EE)
13. The Upper Swift Creek pro rata fee must be paid. This fee will be calculated once the above information has been provided. (EE)
14. Prior to issuance of a land disturbance permit, a diskette/cd, the format of which shall be Autocad.dwg or dxf, must be submitted to Virginia Barbour of Environmental Engineering. The diskette/cd must contain the following, each in a separate layer:
 - a. Final grading contour lines (five (5) foot intervals);
 - b. All impervious area (parking lots, driveways, roads, etc); and
 - c. The storm sewer system.A layer report printed from Autocad must be submitted with the diskette/cd. Both the diskette/cd and the report must be labeled with the site plan name, site plan number, and the engineering firm. All Autocad files must be referenced directly to the Virginia State Plane Coordinate System, South Zone, in the NAD83 datum. (EE)

15. A land disturbance permit is required for this project and the following are required prior to its issuance: (EE)
 - a. Substantial or full site plan approval
 - b. Issuance of the Bank of Richmond phase 1 land disturbance permit
 - c. Payment of the upper swift creek pro rata fee
 - d. A letter must be received from a qualified wetlands expert stating:
 1. There are no wetlands impacted on this project, or
 2. All applicable federal and state wetland permits have been acquired (copies of the permits must be submitted)
16. The parent property Tax ID must be corrected. The correct Tax IDs are: 727-673-1442 and 727-673-5220. (EE)
17. Put the Chesterfield County site plan number (04PR0331) in the lower right corner of each sheet. (P)

GENERAL INFORMATION

Associated Public Hearing Case:

03SN0243 – 13800 Hull Street Associates, L.L.C.

Developer:

13800 Hull Street Associates, L.L.C.

Location:

Fronting approximately 244 feet on the north line of Hull Street Road and lying approximately 506 feet west of the west line of Harbour View Court. Tax ID 727-673-4313 (Sheet 15).

Existing Zoning and Land Use:

O-2; Vacant
C-2; CVS under construction and vacant

Size:

0.4 acre disturbed

Adjacent Zoning and Land Use:

North - O-2 ; Vacant
South - I-1; Shopping center
East - C-2; Pharmacy (under construction)
West - R-7; Fire Station

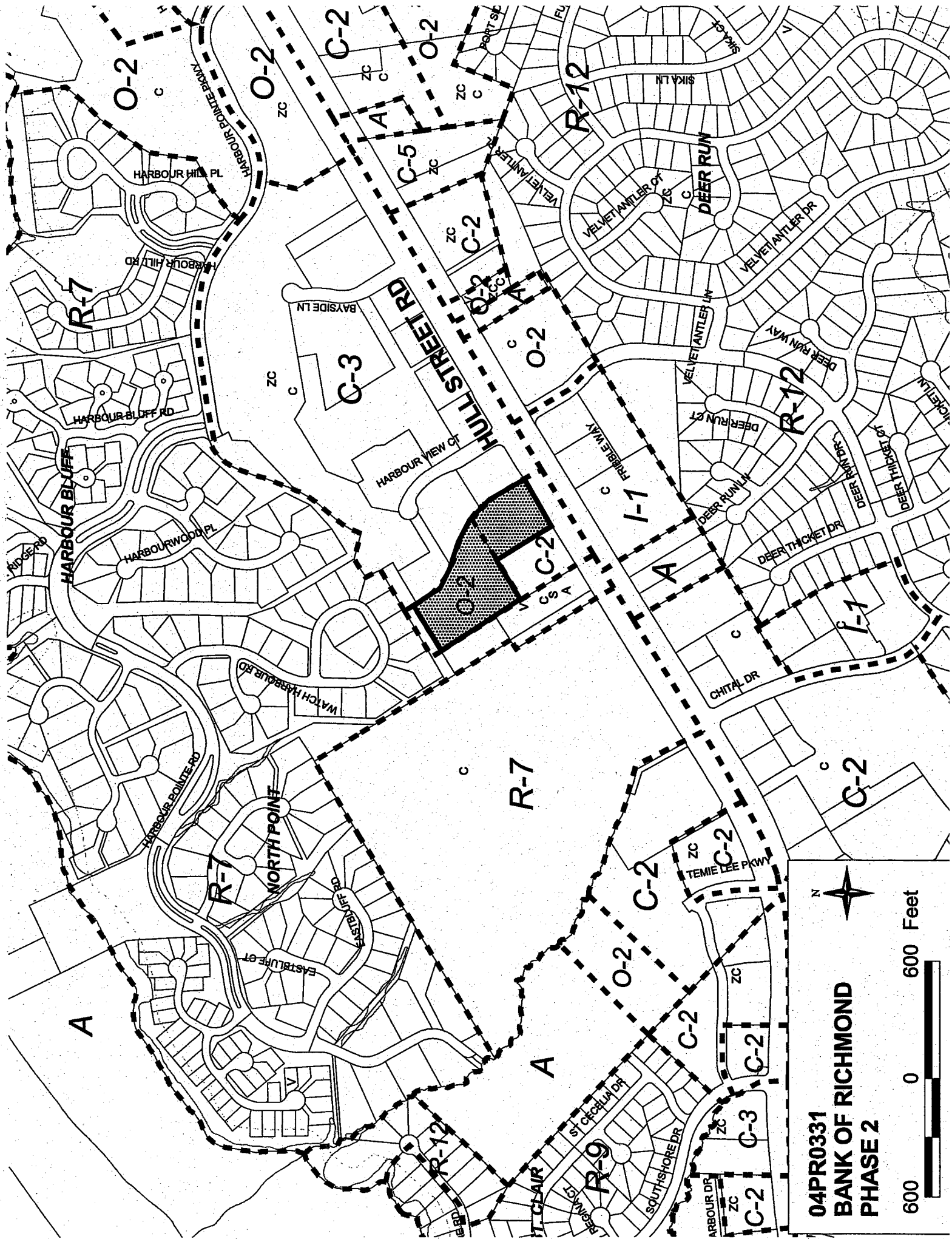
BACKGROUND

This plan is an addition to the Bank of Richmond site plan approved by the Planning Commission at the April 20, 2004, public hearing, although the bulk of the work proposed occurs on the O-2 zoned section of the site behind the CVS Pharmacy currently under construction. The plan proposes a 'loop' drive connecting the central drive into the site with the parking at the rear of the CVS site. This plan eliminates the dead end condition of the central drive and provides better circulation for large delivery vehicles. It also may facilitate future development on the remainder of the site.

The site is part of a larger tract of land recently rezoned to Neighborhood Business (C-2) and Corporate Office (O-2) (03SN0243). Condition 14 of this zoning case requires Planning Commission approval of site plans within this project. The staff report and minutes for this case are attached.

CONCLUSIONS

Staff recommends approval subject to the condition noted.



04PR0331
BANK OF RICHMOND
PHASE 2





STANDARD VDOT CG-6
NO SCALE